



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.4250

preservation@fcgov.com

fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS

ISSUED: November 9, 2021

EXPIRATION: November 9, 2022

Janice Devore
1617 Sheely Dr.
Fort Collins, CO 80526

Dear Property Owner:

This letter provides you with confirmation that the proposed changes to your designated Fort Collins landmark property, the McCluskey House at 1617 Sheely Drive have been approved by the City's Historic Preservation Division because the proposed work meets the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

- 1) Rooftop solar installation on rear (southwest-facing) roof.

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

Property owners can appeal staff design review decisions by filing a written notice of appeal to the Director of Community Development & Neighborhood Services within fourteen (14) days of this decision. If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at jbertolini@fcgov.com, or 970-416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner

| Applicable Code Standard | Summary of Code Requirement and Analysis (Rehabilitation) | Standard Met (Y/N) |
|--------------------------|---|--------------------|
| SOI #1 | <p><i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i></p> <p>The house will remain in residential use.</p> | Y |
| SOI #2 | <p><i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i></p> | N/A |
| SOI #3 | <p><i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i></p> <p>The solar panels are clearly distinguished as new technology that post-dates the historic period of the Sheely Drive Landmark District.</p> | Y |
| SOI #4 | <p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> | N/A |
| SOI #5 | <p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> | N/A |
| SOI #6 | <p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p> | N/A |
| SOI #7 | <p><i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i></p> | N/A |
| SOI #8 | <p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p> | N/A |

| | | |
|-----------------------|--|-----------------|
| <p>SOI #9</p> | <p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p>The solar panels will be flush-mounted and located on the rear (southwest-facing) slope of the building. They will have little to no visibility from the public right-of-way and are not disrupting the historic, low-slung gabled roof shape and massing of the historic Ranch-style building.</p> | <p>Y</p> |
| <p>SOI #10</p> | <p><i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i></p> <p>Rooftop solar installations are typically reversible with no loss of historic material or features, and this appears to be the case here.</p> | <p>Y</p> |